

## **Saint Paul Planning Commission**

City Hall Conference Center Room 40 15 Kellogg Boulevard West

#### Agenda

Christopher B. Coleman, Mayor

November 5, 2010 8:30 – 11:00 a.m.

Approval of minutes of October 22, 2010

Saint Paul

I.

Planning Commission

II. Chair's Announcements

Chair Planning Director's Announcements

Kathi Donnelly-Cohen First Vice Chair

IV. Zoning Committee

Jon Commers Second Vice Chair

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

Barbara A. Wencl Secretary

**OLD BUSINESS** 

Marilyn J. Porter

#10-509-684 A & A Quality Food Fuel – Conditional use permit to reconstruct an auto convenience store, with modification of required buffer area. 1200 White Bear Avenue, SE corner at Maryland Avenue. (Anton Jerve, 651/266-6567)

Brian Alton
Pat Connolly
Anthony Fernandez
Gene Gelgelu
Bree Halverson
Richard Kramer
Paula Merrigan
Gaius Nelson

**NEW BUSINESS** 

Anthony Schertler Robert Spaulding Terri Thao Jun-Li Wang #10-907-226 Craig and Elsie Fohrenkamm – Establishment of nonconforming use as a residential 4-plex. 432 Dewey Street between Feronia and Stinson. (Josh Williams, 651/266-6659)

Terri Thao
Jun-Li Wang
Daniel Ward II
David Wickiser
Roxanne Young

V. Comprehensive Planning Committee

VI. Neighborhood Planning Committee

St. Anthony Park Como 2030 Plan and Zoning Study - Release for public review and set public hearing for December 17, 2010. (Allan Torstenson, 651/266-6579)

Planning Director Donna Drummond

VII. Transportation Committee

VIII. Communications Committee

IX. Task Force Reports

X. Old Business

XI. New Business

XII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

# Saint Paul Planning Commission & Heritage Preservation Commission MASTER MEETING CALENDAR

# **WEEK OF NOVEMBER 1-5, 2010**

Mon	(1)	(.20		
		6:30- 8:30 p.m.	Ford Open Space Work Group (Merritt Clapp-Smith, 651/266-6547)	Edgecumbe Recreation Center 320 Griggs Street South Saint Paul, MN
			Explore the possibilities.	
Tues	(2)		_	
Weds	(3)		_	•
Thurs	(4)			
		5:00p.m.	Heritage Preservation Commission	Room 40 City Hall Lower Level Enter building on 4 <sup>th</sup> Street 15 W. Kellogg Blvd.
			Staff Announcements October Design Review Statistics	
			Public Hearing Victoria Theater Designation, 825 University Avenue property a Saint Paul Heritage Preservation Site and ma Council. (Spong, 651/266-6714)	
•			Committee Reports  Education Committee (Ferguson, Thomas, Trout-Oerte, Greater Lowertown Master Plan Task Force (Ferguson)  Saint Paul Historic Survey Partnership Project (?)  Public Safety Building mitigation (Manning, Igo)  3M Advisory Committee/Workgroups update (Trimble,	
Fri	(5)			
	, = 1	8:30- 11:00 a.m.	Planning Commission Meeting (Donna Drummond, 651/266-6556)	Room 40 City Hall Conference Center 15 Kellogg Blvd.

#### **OLD BUSINESS**

#10-509-684 A & A Quality Food Fuel – Conditional use permit to reconstruct an auto convenience store, with modification of required buffer area. 1200 White Bear Avenue, SE corner at Maryland Avenue. (Anton Jerve, 651/266-6567)

#### **NEW BUSINESS**

#10-907-226 Craig and Elsie Fohrenkamm – Establishment of nonconforming use as a residential 4-plex. 432 Dewey Street between Feronia and Stinson. (Josh Williams, 651/266-6659)

# Neighborhood Planning Committee.....

St. Anthony Park Como 2030 Plan and Zoning Study - Release for public review and set public hearing for December 17, 2010. (Allan Torstenson, 651/266-6579)

Butler\planning commission\Calendars\November 1-5, 2010

## Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

#### Minutes October 22, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, October 22, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Present:

Mmes. Donnelly-Cohen, Halverson, Merrigan, Porter, Thao, Wencl; and Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Spaulding, Ward, and Wickiser.

Commissioners

Mmes. \*Wang, \*Young, and Mr. \*Schertler.

Absent:

\*Excused

Also Present:

Donna Drummond, Planning Director; Tom Beach, Department of Safety and Inspections; Allan Torstenson, Luis Pereira, Christina Morrison, Jessica Rosenfeld, and Sonja Butler, Department of Planning and Economic

Development staff.

#### I. Approval of minutes October 8, 2010.

<u>MOTION</u>: Commissioner Commers moved approval of the minutes of October 8, 2010. Commissioner Nelson seconded the motion. The motion carried unanimously on a voice vote.

#### II. Chair's Announcements

Chair Donnelly-Cohen announced that the nominating committee recommendation for an open position on the executive committee will be taken up under old business on today's agenda.

#### III. Planning Director's Announcements

Donna Drummond noted that a flyer about the Great River Park Master Plan process had been distributed to commissioners at their places, and that this flyer had also been emailed earlier. There is interest in adopting the Great River Master Plan as part of the City's Comprehensive Plan. Planning Commissioners are encouraged to go to any of the remaining sessions to find out more about the Great River Park Master Plan process.

Ms. Drummond also announced that the City and the region were recently awarded two federal grants. The City had submitted several proposals along with other cities and states throughout the country for a Tiger II Grant. The City's Complete Streets proposal was awarded \$250,000 in funding to develop a complete streets policy for the city. The Twin Cities metropolitan region was awarded a \$5 million Sustainable Communities grant through a joint program funded by HUD, DOT and EPA. The focus of the planning grant is to better integrate communities with transit. And a portion of that grant will be targeted to Central Corridor.

At City Council last Wednesday, public hearings were held on the GIS Zoning Map and Currency Exchange zoning amendments. One person testified on the latter. Consideration of final adoption will be in one week for both items.

#### IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

One item to come before the Site Plan Review Committee on Tuesday, October 26, 2010, the Midway Commons located at 1461 University Avenue West, renovate two retail buildings, one with drive-thru, and reconfigure parking lots.

#### OLD BUSINESS

#10-797-728 2446 University appeal — Appeal of staff determination that 10 parking spaces on the east side of the building at 2446 University Avenue cannot be used or counted for zoning purposes because the only access to these parking spaces is across the adjacent property. (Tom Beach, 651/266-9086)

Commissioner Kramer explained that this case had been laid over. It was an appeal of staff's determination regarding the parking spaces at that location. The City had previously issued approval for the parking spaces, but upon further examination it became clear that the access to the parking was not through the property owner's land, but over someone else's property. City staff reversed their previous approval and the property owner appealed the City's revocation. Staff received additional clarification from the city attorney and recommended denial, the Zoning Committee concurred and recommends denial of the appeal.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to deny the appeal. The motion carried unanimously on a voice vote.

#### **NEW BUSINESS**

#10-901-134 Jennifer Lee – Re-establishment of nonconforming use as auto repair shop. 930 Duluth Street, SW corner of Atlantic and Copley. (Luis Pereira, 651/266-6591)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of legal nonconforming use status subject to additional conditions. The motion carried unanimously on a voice vote.

#### Zoning Fee Study

Review fee schedule for zoning applications. (Patricia James, 651/266-6639)

Commissioner Kramer said that there was one outstanding issue regarding the cost of shared parking permits, so staff examined what had occurred in the past and decided that there was not any real data on cost for those and it ended up not being any change to that fee. But the rest of these are in most cases increased zoning application fees for variances, appeals etc. The last time there was an increase was in 2005.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the resolution and forward on to be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, October 28, 2010.

#### V. Housing Action Plan, presentation by Luis Pereira, PED staff. (Luis Pereira, 651/266-6591)

Luis Pereira, PED staff, gave an informational presentation on the Housing Action Plan 2010-2013. He talked about the housing policy framework, the draft plan and yearly updates to the Housing Action Plan. The Comprehensive Plan's Housing Chapter (*Housing Plan*) is the guiding document for the ten-year period, which shows how the city can meet its forecasted growth. Part of that is making sure the City provides its share of regional affordable housing needs. The key strategies of the *Housing Plan* are to build on Saint Paul's strengths in the metro housing market, to preserve and promote established neighborhoods, and ensure the availability of affordable housing across the city.

The HUD 5-year Consolidated Plan is a five-year planning document that assesses and addresses the City's housing and community development needs (2010-2014). The document outlines how HUD funds will be utilized, i.e. sets goals for housing activities. The difference from the Housing Action Plan is that the Consolidated Plan is for HUD, both housing and community development, the plan goals are based only on CDGB, HOME, ESG funds, but not other funding sources. The housing focuses in on affordable options (70% of funds must benefit low and moderate income city residents). In comparison, the Housing Action Plan is an implementation/work plan, it doesn't change policy, and it gets more specific about what the City can do in the 2010-2013 period. The last time this was done was in 2005 and the Housing Action Plan was done on annual basis. Part of the reason why they chose to do a three-year period versus a one-year period is that the economy right now is in a difficult situation. Mr. Pereira said that the City has a lot invested in the NSP work plans, and wants to make sure these work plans are implemented through 2013. The committee that helped develop this plan recognized that the last plan was about new construction, increased housing choices across the city, a strong economy and growing homeownership. This plan addresses the foreclosure crisis and there is more focus on rental.

Next Mr. Pereira talked about the Housing Action Plan timeline beginning with the Housing Steering Committee, which was convened in June. Because most of the work in the next three-years is going to be NSP they wanted to have good representation from PED staff, ISP/NSP Team, and the Housing Team. Also, given the vacant building issue, they thought that the Department of Safety and Inspections should be a the table to talk about neighborhood issues, so they had representation from vacant buildings and code enforcement along with the aide to Council President Lantry and the aide to HRA Board chair Thune and two representatives from the Saint Paul Area Association of Realtors. They are now in the public comment period, the plan is up on a website as an outreach, trying to figure out who is interested in this and gather some public comments before the City Council public hearing on November 17, 2010.

Mr. Pereira showed maps and charts of the market context findings, the housing investments and housing sales in different subsectors of the city, a summary of potential City/HRA housing funds, 2010-2013 multi family housing projects, and a current City/HRA property inventory. PED will

do yearly updates to the market context data, reporting not only in the targets but on some of those indicators talked about earlier, citywide and Central Corridor specific. The draft plan website is: www.stpaul.gov/index.aspx?NID=4176.

Commissioner Ward said when the City changed its policy for rentals from inspecting only multi family to now also inspecting single family and duplex rentals, the first year there were 6,600 properties that needed to be inspected. That was about three years ago, now that list has grown from 6,600 to about 12,000 properties. What type of metrics does PED have to keep track of that in order to know that actual rentals are being reported and getting into the system as rentals, rather then slipping through the cracks?

Mr. Pereira said page 6 of the plan has some data on one and two family rental properties. It comes from the Department of Safety and Inspections. They are the entity that tracks that and are the best source for that information.

Commissioner Thao asked if there was anything in the action plan for rehab and helping homeowners who want to stay in there homes.

Mr. Pereira said there are two programs, the deferred program and the slightly higher income homeowners program. He thinks it is the MFHA fix it loan where the City writes down the interest rate to make it more affordable.

Commissioner Fernandez asked about the numbers of existing housing stock and the projected goals, and does it include all the different CDCs?

Mr. Pereira said that these are numbers associated with the City HRA directly. The City also funds various CDC rehab programs and those really would be an addition to these numbers.

Donna Drummond, Planning Director, wanted to remind the commissioners that anytime they want to find more information about planning projects to go to the City's website – www.stpaul.gov/ped and look under Planning.

#### VI. Comprehensive Planning Committee

Commissioner Commers had no report, but he announced that the next meeting will be on Tuesday, November 16, 2010.

#### VII. Neighborhood and Current Planning Committee

Commissioner Wencl announced the items on the agenda for the next Neighborhood Committee meeting on Wednesday, October 27, 2010.

#### VIII. Transportation Committee

Christina Morrison, PED staff reported that at the last meeting they talked about three major projects; one was an update on the Midtown Greenway also known as the Saint Paul Greenway. Over the summer the City lost a court case where the City took the railroad to condemnation for the land to build the Ayd Mill extension in Saint Paul. Saint Paul Smart Trips has a committee working on this. There was also an update from a MNDOT engineer who came to talk about the

I-94 reconstruction of the Hwy 280 to I-394 portion this summer, which is mostly in Minneapolis. Ms. Morrison announced the items on the agenda for the next meeting Transportation Committee meeting on Monday, October 25, 2010.

IX.	Communications Committee				
	No report.				
Х.	Task Force Reports				
	None.				
XI.	Old Business				
	Commissioner Kramer reported that a Nominating Committee had been appointed to nominate someone to fill the vacancy for Second Vice Chair, formerly held by Kristina Smitten. The committee met in person and electronically, and they are pleased to nominate Commissioner Barbara A. Wencl to fill the position of Second Vice Chair.				
	Chair Donnelly-Cohen called for nominations from the floor. There were none.				
	MOTION: Chair Donnelly-Cohen moved to close nominations and approve the ballot for Commissioner Barbara A. Wencl as Second Vice Chair. The motion carried unanimously on voice vote.				
XII.	New Business				
	None.				
XIII.	Adjournment				
	Meeting adjourned at 9:40 a.m.				
Sonja I Planni	led and prepared by Butler, Planning Commission Secretary ng and Economic Development Department, Saint Paul				
Respec	tfully submitted, Approved(Date)				
9	one Turmord				

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Marilyn Porter

Secretary of the Planning Commission

Donna Drummond

Director of Planning



CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

# SITE PLAN REVIEW COMMITTEE TUESDAY Nov 2, 2010

2nd Floor Conference Room 375 Jackson Street, Suite 218

**Project Name and Location** Time 9:30 ADM New Weigh Station, lab building, and utilities 575 Drake Street 9:50 PED University Ave Parking project 389-397 University Ave Parking lot upgrades 10:15 PED University Ave Parking project 1141 University Ave Parking Lot Upgrades 10:40 Regions Hospital Behavioral Health Bldg 640 Jackson St Re look at 2008 New Building Plan

#### To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

**Parking** 

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson.

To see a map of additional nearby parking ramps go to http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: <u>www.stpaul.gov/dsi</u>

# SITE PLAN REVIEW COMMITTEE TUESDAY Nov 9, 2010 2nd Floor Conference Room 375 Jackson Street, Suite 218

Time Project Name and Location

9:30 J and J Distributing - Produce Cooler Addition

New 20,000 sq ft steel structure

653 Rice Street

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

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If you have any questions, please call Mary Montgomery at 651-266-9088.

# AGENDA ZONING COMMITTEE OF THE SAINT PAUL PLANNING COMMISSION Thursday, October 28, 2010 3:30 P.M. City Council Chambers Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

# APPROVAL OF OCTOBER 14, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW - List of current applications (Tom Beach, 651-266-9086)

#### **OLD BUSINESS**

#### 1 10-509-684 A & A Quality Food Fuel

Conditional use permit to reconstruct an auto convenience store, with modification of required buffer area

1200 White Bear Avenue, SE corner at Maryland Avenue

B2

Anton Jerve 651-266-6567

#### **NEW BUSINESS**

2 10-907-226 Craig and Elsie Fohrenkamm
Estblishment of nonconforming use as a residential 4-plex
432 Dewey St, between Feronia and Stinson
RM2
Josh Williams 651-266-6659

#### ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.





## CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6700 Facsimile: 651-228-3220

DATE:

October 29, 2010

TO:

2.

Planning Commission

FROM:

Zoning Committee

SUBJECT:

Results of October 28, 2010 Zoning Committee Hearing

**OLD BUSINESS** 

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A & A Quality Food Fuel (10-509-684)

Conditional use permit to reconstruct an auto convenience store,

with modification of required buffer area

Address:

1200 White Bear Ave N

SE corner at Maryland Ave

**District Comment:** 

District 2 recommended approval with

conditions

Support:

1 person spoke, 0 letters

Opposition:

1 person spoke, 4 letters

Hearing:

Hearing is closed

Motion:

Approval with conditions

Craig and Elsie Fohrenkamm (10-907-226)

Estblishment of nonconforming use as a residential 4-plex

Address:

432 Dewey St

between Feronia and St. Anthony

**District Comment:** 

District 13 recommended approval

Support:

0 people spoke, 1 letter

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is closed

Motion:

Approval with conditions

<u>Recommendation</u>

Staff Committee

Approval with conditions

Approval with conditions

(6 - 1) (Wickiser)

<u>Recommendation</u>

<u>Staff</u>

<u>Committee</u>

Approval with conditions

Approval with conditions

(7 - 0)





#### CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6626 Facsimile: 651-228-3341

Date: October 27, 2010

To: Planning Commission

From: Neighborhood Planning Committee

Re: Saint Anthony Park Como 2030 Small Area Plan and Zoning Study

Release for Public Review and Set Public Hearing

On December 1, 2006, the Planning Commission, upon a request by the District 12 Saint Anthony Park Community Council, initiated a small area plan and 40-acre zoning study for property along Como Avenue in District 12, and established a neighborhood task force to develop recommendations for the plan and zoning study. The task force was co-chaired by a planning commissioner and a District 12 board member.

The "Como 2030 Small Area Plan" and zoning recommendations developed by the task force were adopted by the District 12 Saint Anthony Park Community Council in 2008 and submitted to the city for consideration and adoption. Objectives and strategies the plan address community character, commercial vitality, housing options, transportation choices, environmental sustainability, land use, rezoning, and implementation.

The attached draft Saint Anthony Park Como 2030 Small Area Plan for adoption as an addendum to the Saint Paul Comprehensive Plan was modeled on the "Como 2030 Small Area Plan" adopted by the Saint Anthony Park Community Council in 2008, tailored to fit the addendum plan format and focus on objectives and strategies requiring City partnership. The draft plan has been reviewed by affected City departments for consistency with City policies and the Comprehensive Plan. The Como 2030 Plan Task Force reconvened on September 16, 2010, to review the attached draft plan, and on October 14, 2010, it was unanimously approved by the District 12 Community Council.

The Neighborhood Planning Committee recommends that the Planning Commission release the attached draft Saint Anthony Park Como 2030 Small Area Plan and Zoning Study for public review, and set a public hearing date for December 17, 2010.